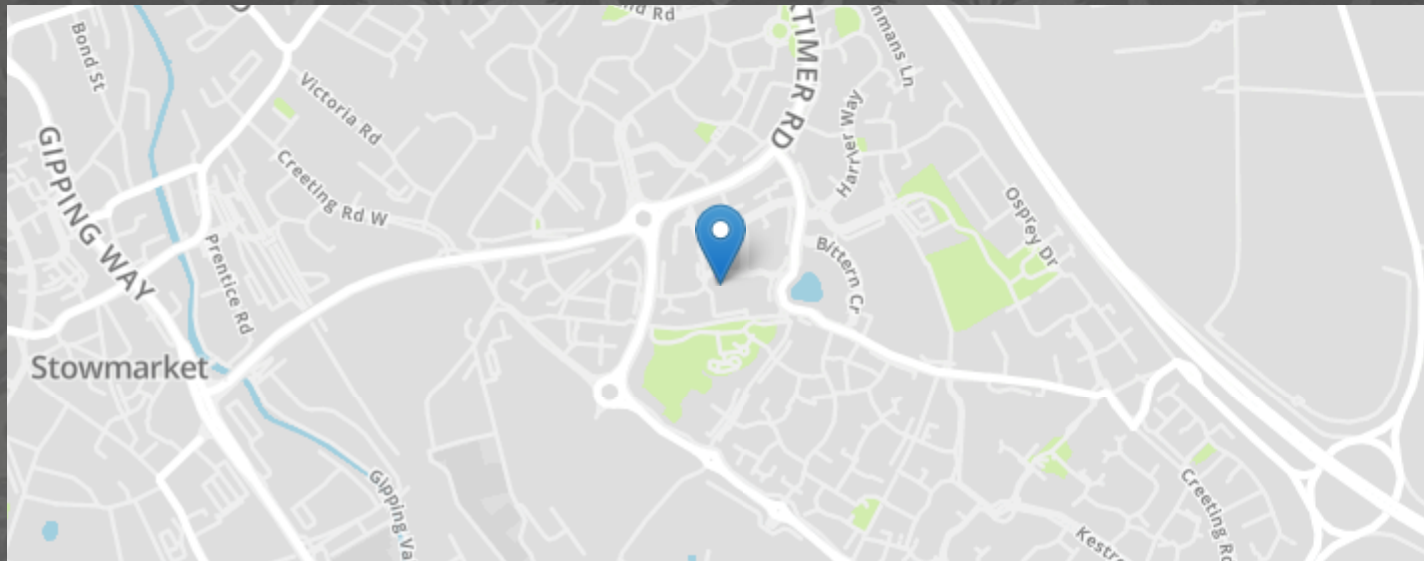


Lapwing Grove, Stowmarket



- **THREE LEVEL LIVING**
- **GARAGE AND DRIVEWAY**
- **STUDY**
- **MODERN KITCHEN WITH RANGEMASTER**

- **PRIMARY BEDROOM WITH EN-SUITE AND DRESSING AREA**
- **FIVE BED DETACHED PROPERTY**
- **TWO FAMILY BATHROOMS PLUS ENSUITE AND CLOAKROOM**

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Lapwing Grove, Stowmarket

Welcoming to market this GENEROUSLY SIZED SIX BEDROOM DETACHED TOWNHOUSE with OFF ROAD PARKING. This large family home offers an open plan kitchen/diner, utility room, reception area, study, WC, two bathrooms, six bedrooms with en-suite to the Primary and landscaped rear garden. The property offers multi-generational living and a working from home option, the house is well presented and offers natural light throughout. The outside garage has been partly converted into an outdoor office space with double French doors and can be accessed through the rear garden using the side gate or double French doors from the property. The front of the garage offers storage space if desired. Early viewing recommended!

£475,000 Guide Price

Lapwing Grove, Stowmarket

Ground Floor

Sitting Room

3.60m x 5.10m (11' 10" x 16' 9") Very well presented sitting room with fitted carpet and neutral décor. This room is filled with natural light with double glazed windows to the side and front aspects offering dual aspect views. The sitting room features an electric fireplace and double doors leading into the dining area. Radiator.

Kitchen / Diner

9.10m x 4.42m (29' 10" x 14' 6") Welcoming the heart of the house, this kitchen/diner features a bay window with full height double glazed windows and double French doors. There is a second set of double French doors from the dining room to the decking area. The kitchen/diner has LVT flooring, neutral décor and updated light fittings to the centre and dining area, inset spotlights feature in the kitchen area along with under unit lighting. The kitchen has floor and overhead units with granite worktops and a granite splash back. The white goods will be left, including Rangemaster cooker with overhead extractor fan, fridge/freezer and integrated dishwasher. Radiator.

Utility

2.50m x 1.90m (8' 2" x 6' 3") The utility runs in line with the kitchen and includes floor and overhead units with granite worktops. Space and plumbing for a washing machine and dryer. Stainless steel sink with mixer tap. Door leading to the side of the property.

Cloakroom

Ground floor cloakroom with WC and wash basin. Extractor fan.

First Floor

Bedroom Two

3.28m x 3.50m (10' 9" x 11' 6") Double bedroom with fitted carpet. Double glazed window to the rear aspect. Radiator.

Bedroom Three

3.10m x 3.20m (10' 2" x 10' 6") Good size double bedroom with fitted carpet. Double glazed window to the rear aspect. Double built-in

wardrobe. Radiator.

Bedroom Four

3.20m x 2.67m (10' 6" x 8' 9") Double bedroom with fitted carpet and neutral décor. Double glazed window to the front aspect. Radiator.

Bedroom Five

3.60m x 2.15m (11' 10" x 7' 1") Double bedroom with fitted carpet. Double glazed window to the front aspect. Radiator.

Bedroom Six

2.23m x 2.30m (7' 4" x 7' 7") Fitted carpet and double fitted wardrobes. Double glazed window to the side aspect. Radiator.

Second Floor

Main Bedroom

4.72m x 9.10m (15' 6" x 29' 10") Large double bedroom with fitted carpet, double glazed window to the side aspect and Velux window to the rear aspect. This bedroom benefits having triple built in wardrobes and a good size landing for seating or a dressing area. This bedroom is laid over the whole second floor with the addition of an en-suite. Spotlights feature throughout. Radiator.

En-Suite

2.04m x 2.21m (6' 8" x 7' 3") Beautifully presented with slate featured throughout. Large walk-in shower with glass shower screen, WC and vanity wash basin. Velux window. Chrome modern towel rail. Velux window. Spotlights. Extractor fan.

Outside

Front;
Laid to lawn area with pathway leading to the front entrance, outside light and canopy porch. Driveway to the side allowing for two cars and access to garage, side of property and gate to rear garden.
Rear;
Laid to lawn with generous decking area offering seating, fully enclosed with double French doors leading into the partly converted garage, gate access to the driveway and pathway leading around the garden. Shed to

Lapwing Grove, Stowmarket

the rear of the garden and low maintenance plants and shrubbery.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating A.

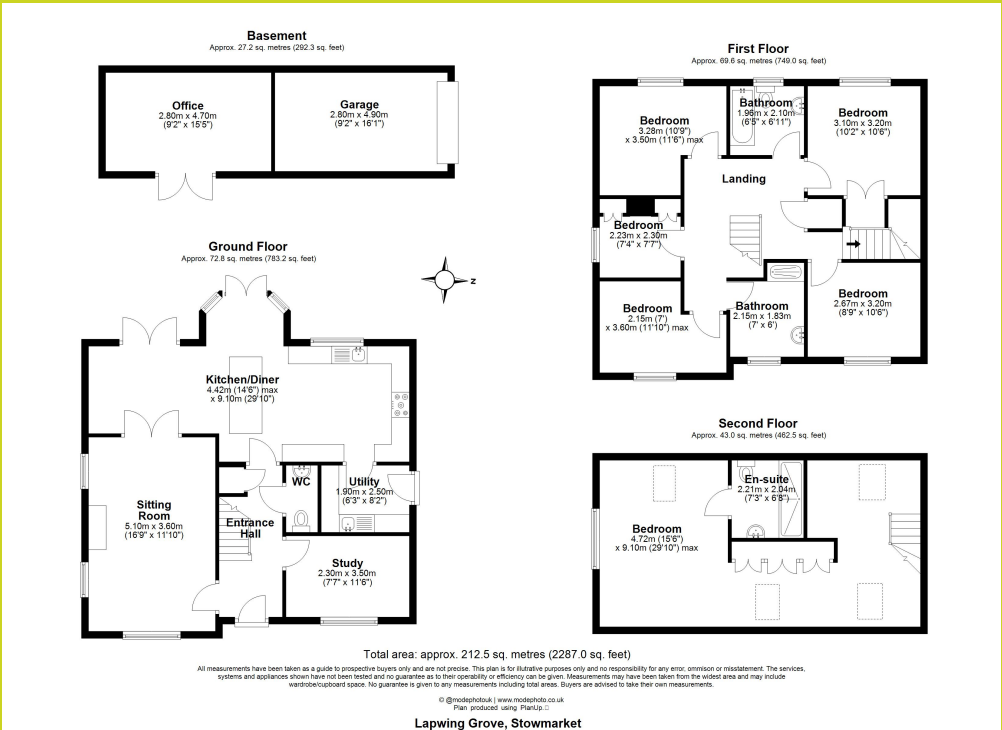
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any

intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

